

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENTERING AN ORDER RELATING TO THE VIRGINIA BLEEG CLAIM FOR COMPENSATION UNDER ORS 197.352 (MEASURE 37)

) Resolution No. 07-3783
)
) Introduced by Chief Operating Officer Michael Jordan with the concurrence of Council President David Bragdon

WHEREAS, Virginia Blegg filed a claim for compensation under ORS 197.352 (Measure 37) contending that Metro regulations had reduced the fair market value of property she owns in the city of Damascus; and

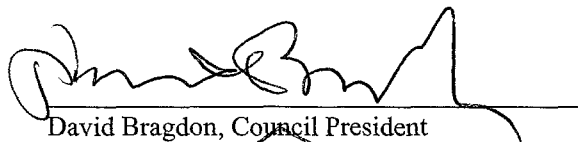
WHEREAS, the Chief Operating Officer ("COO") reviewed the claim and submitted reports to the Metro Council, pursuant to section 2.21.040 of the Metro Code, recommending denial of the claim for the reason that the Metro regulation that is the basis for the claim did not reduce the fair market value of the claimant's property; and

WHEREAS, the Metro Council held a public hearing on the claim on March 22, 2007, and considered information presented at the hearing; now, therefore

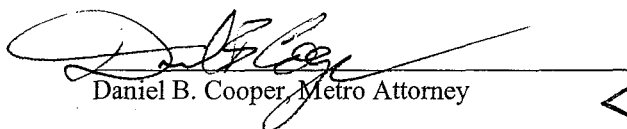
BE IT RESOLVED that the Metro Council

1. Enters Order 07-022, attached to this resolution as Exhibit A, which denies the claim for compensation.
2. Directs the COO to send a copy of Order No. 07-022, with Exhibit A attached, to the claimant, persons who participated in the public hearing on the claim, Clackamas County and the Oregon Department of Administrative Services. The COO shall also post the order and Exhibit A at the Metro website.

ADOPTED by the Metro Council this 22nd day of March, 2007


David Bragdon, Council President

Approved as to form:


Daniel B. Cooper, Metro Attorney

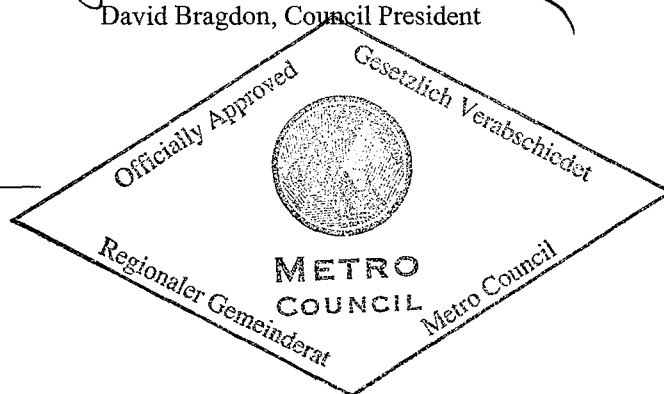


Exhibit "A" to Resolution No. 07-3783

Order No. 07-022

**RELATING TO THE VIRGINIA BLEEG CLAIM FOR COMPENSATION
UNDER ORS 197.352**

Claimant: Virginia Bleg

Property: 8838 SE 222nd Drive, Damascus
Township 1S, Range 3E, Section 28A, Tax Lot 100, and Section 27B, Lot 200

Claim: Temporary 20-acre minimum size for creation of new lots and parcels in Title 11 of the Urban Growth Management Functional Plan has reduced the value of the claimants' land.

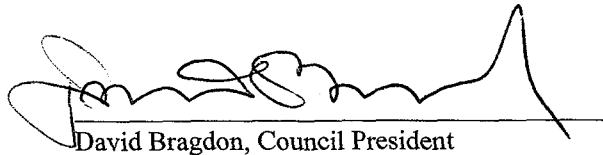
Claimant submitted the claim to Metro pursuant to ORS 197.352. This order is based upon the report prepared by the Chief Operating Officer ("COO") pursuant to section 2.21.040(d) of the Metro Code.

The Metro Council has considered the report of the COO, attached to this order.

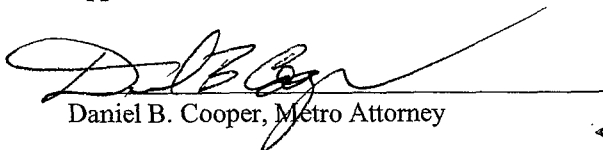
IT IS ORDERED THAT:

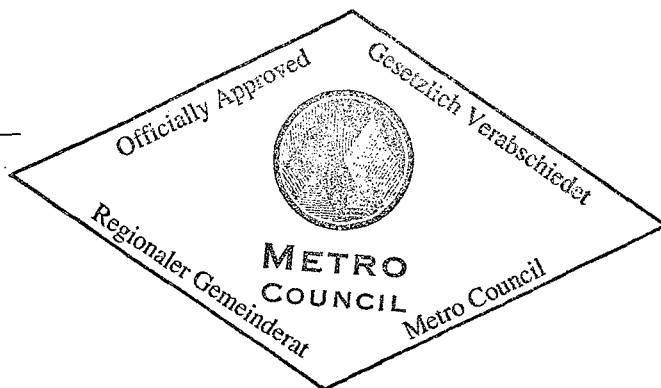
The claim of Virginia Bleg for compensation be denied because it does not qualify for compensation for reasons set forth in the reports of the COO.

ENTERED this 22nd day of March, 2007.


David Bragdon, Council President

Approved as to form:


Daniel B. Cooper, Metro Attorney



**CLAIM FOR COMPENSATION
UNDER BALLOT MEASURE 37
AND METRO CODE CHAPTER 2.21**

REPORT OF THE METRO CHIEF OPERATING OFFICER

**In Consideration of Council Order No. 07-022
For the Purpose of Entering an Order
Relating to the Measure 37 Claim of Virginia Bleeg**

February 23, 2007

METRO CLAIM NUMBER:	Claim No. 07-022
NAME OF CLAIMANT:	Virginia Louise Bleeg
MAILING ADDRESS:	2204 NE 26 th Ave. Portland, OR 97212
PROPERTY LOCATION:	8838 SE 222 nd Dr. Damascus, OR 97080
LEGAL DESCRIPTION:	Township 1S, Range 3E, Section 28A, Lot 100 Township 1S, Range 3E, Section 27B, Lot 200
ACREAGE:	117.6
DATE OF CLAIM:	November 27, 2006

I. CLAIM

Claimant Virginia Bleeg seeks compensation in the amount of \$10,540,658 for a claimed reduction in fair market value (FMV) of property owned by the claimant as a result of enforcement of Metro Code Sections 3.07.1105 through 3.07.1140 of Title 11 (Planning for New Urban Areas). The property became subject to these regulations under Metro Ordinance 02-969B (For the Purpose of Amending the Metro Urban Growth Boundary, the Regional Framework Plan and the Metro Code in Order to Increase the Capacity of the Boundary to Accommodate Population Growth to the Year 2022). In lieu of compensation, claimant seeks a waiver of those regulations so claimant can apply to the City of Damascus to divide the 117.60-acre subject property into one-acre residential lots. However, claimant's request for compensation is based upon the subdivision of the property into smaller lots of approximately ¼-acre. Claimant would need to attain a waiver from Clackamas County to be eligible for one-acre lot zoning.

Claimant has also filed Measure 37 claims with Clackamas County, and the State of Oregon challenging all zoning and land use regulations adopted subsequent to the date of acquisition that restrict use of the property.

The Chief Operating Officer (COO) sent notice of date, time and location of the public hearing on this claim before the Metro Council on February 23, 2007. The notice indicated that a copy of this report is available upon request and that the report is posted on Metro's website at www.metro-region.org/measure37.

II. SUMMARY OF COO RECOMMENDATION

The COO recommends that the Metro Council deny the claim for the reasons explained in section IV of this report. The facts and analysis indicate that Metro's action to bring claimant's land into the Urban Growth Boundary (UGB), designate it Inner Neighborhood (allowing high-density residential development), and applying a temporary 20-acre minimum lot size while planning is completed did not reduce the fair market value of claimant's property.

III TIMELINESS OF CLAIM

ORS 197.352(5) requires that a written demand for compensation be made:

1. For claims arising from a land use regulation enacted *prior* to the effective date of Measure 37 (December 2, 2004), within two years of that date, or of the date a public entity applies the regulation to the property as an approval criterion in response to an application submitted by the owner, whichever is later; or
2. For claims arising from a land use regulation enacted *after* the effective date of Measure 37 (December 2, 2004), within two years of the enactment of the regulation, or of the date the owner of the property submits a land use application for the property in which the regulation is an approval criterion, whichever is later.

Findings of Fact

The claimant submitted this claim on November 27, 2006. The claim identifies Metro Code section 3.07.1110 C as the basis of the claim.

Metro Council applied the regulation to the claimant's property on December 5, 2002 (effective March 5, 2003), by Ordinance No. 02-969B, prior to the effective date of Measure 37 (December 2, 2004). This ordinance added 18,638 acres to the Urban Growth Boundary, primarily in the Damascus urban expansion area, that includes the claimant's property. This ordinance also designated the claimant's property as Inner Neighborhood.

Conclusions of Law

Metro adopted the regulation that gives rise to this claim prior to the effective date of Measure 37, and claimants filed the claim within two years of the effective date of Measure 37. The claim, therefore, is timely.

IV. ANALYSIS OF CLAIM

1. Ownership

Metro Code section 2.22.020(c) defines "owner" to mean the owner of the property or any interest therein. "Owner" includes all persons or entities that share ownership of a property.

Findings of Fact

The property consists of two tax lots, one of which is 80 acres and the other of which is 37.6 acres. There is a house on the 37.6-acre tax lot. The 80-acre tax lot has no improvements. Claimant's father, Ralph L. Sharkey, acquired an undivided one-half interest in the 80-acre lot on October 6, 1932 and an undivided one-half interest in the 37.6-acre lot in 1950 (exact date illegible). Claimant acquired an undivided one-third interest in the total 117.60-acre subject property through a Decree of Final Distribution in the matter of the estate of Ralph L. Sharkey, claimant's father, entered into the journal of the Circuit Court of the State of Oregon for the County of Multnomah on July 6, 1977. Ralph L. Sharkey's death occurred on July 3, 1975. Claimant is presumed to have had a continuous ownership

interest since July 6, 1977. Claimant states that there are 12 other owners with undivided ownership interests in the property. Attachment 1 is a site map of the subject property (ATTACHMENT 1)

Conclusions of Law

The claimant, Virginia Louise Bleeg is part owner of the subject property as defined in the Metro Code.

2. Zoning History

Findings of Fact

Claimant asserts that the property was zoned RA-1 at the time of claimant's acquisition from her father, allowing one-acre lots. Claimant further states that the property had no zoning at the time of her father's acquisition. At the time of Metro's inclusion of the subject property into the UGB, the subject property was zoned TBR (Timber District) with an 80-acre minimum lot size.

Oregon's Statewide Planning Goals became effective on January 25, 1975. As of the time claimant acquired the subject property (July 6, 1977), the Oregon Land Conservation and Development Commission had not yet acknowledged the Clackamas County Comprehensive Plan or its zoning ordinances. Thus, the goals, specifically Goal 4 (Forest Lands), applied to the property at the time claimant acquired it. Had claimant applied to the county for approval of one-acre lots, the county would have had to apply Statewide Planning Goal 4 to the application. Goal 4 would not have permitted any subdivision of the property that resulted in parcels of less than 80 acres.

Conclusions of Law

Section 3.07.1110 C of Metro's Code does not reduce the number of lots allowable on the subject property.

3. Applicability of a Metro Functional Plan Requirement

Findings of Fact

In 2002, Metro Council expanded the UGB by adopting Ordinance No. 02-969B, including the claimant's property in the UGB expansion area.

Section 3.07.1110 C of Metro's Code prohibits any division of land into lots or parcels smaller than 20 acres, except for public schools or other urban services, pending adoption of urban comprehensive plan designations and zoning.

Conclusions of Law

Section 3.07.1110 C of the Metro Code applies to the subject property and became applicable after the claimant acquired the property. Thus, the section did not apply to the subject property at the time claimant acquired it. The section temporarily limits, the partition or subdivision of both of the tax lots that comprise the 117.60-acre property until the City of Damascus adopts its comprehensive plan.

4. Effect of Functional Plan Requirements on Fair Market Value

Findings of Fact

Section 2.21.040(d)(5) of the Metro Code requires the Chief Operating Officer (COO) to determine whether the temporary 20-acre minimum size for the creation of new lots or parcels applicable to territory newly added to the UGB has reduced the value of claimant's land. The COO's conclusion is based upon the analysis of the effect of Metro's action contained in ATTACHMENT 2 (Metro Memorandum to Ray Valone and Richard Benner from Sonny Conder and Karen Hohndel dated February 23, 2007 (Conder Memo)).

Though claimant proposes subdividing the property into one-acre lots, claimant has submitted a request for compensation that is based on the proposed subdivision of the property into 470 lots of approximately ¼-acre each. Claimant provides one page from an appraisal dated February 22, 2004 to support the claim.

Claimant asserts the following diminution in value attributable to Metro regulations:

Claimant assertion of current FMV:

Land (2 lots):	\$ 1,209,342
Improvements:	\$ - (no distinction made between land & improvements)
Current Total:	\$ 1,209,342

Claimant assertion of potential FMV:

FMV of 470 lots at \$100,000/lot:	\$ 47,000,000
Less developer costs and profit:	\$(35,250,000)
Potential FMV:	\$ 11,750,000

Claimed reduction in FMV: \$ 10,540,658

Conclusions of Law

Metro's temporary regulation does not restrict claimant's ability to subdivide her property beyond the existing Clackamas County TBR zoning designation.

The Conder Memo provides a more thorough analysis of the property's value, using two different methods for determining the effect of Metro's action on the value of claimant's property. The conclusions of that memo are summarized below.

A. "Comparable Sales" Method

This method compares the value of the property in its current regulatory setting with its value today as though Metro's action had not happened, using transactions involving comparable properties in both "before" and "after" scenarios. Under the "before" scenario, the property would be outside the UGB with the zoning that applied at the time of the application of Metro's regulation: 117.60-acres zoned TBR (Timber, 80-acre minimum lot size). Given these zoning requirements, claimant would not have been able to obtain approval to further divide the two tax lots that constitute the 117.6-acre property and would only be eligible for one additional single-family dwelling (on the 80-acre tax lot).

Under the "after" scenario (current regulatory setting), the land lies within the UGB. The property is designated Inner Neighborhood. The property is subject to a temporary 20-acre minimum lot size to preserve the status quo while the City of Damascus completes the comprehensive planning necessary to allow urbanization of the previously rural (outside the UGB) land. The comparable sales method assumes claimant will eventually be able to use the property for high-density residential development (ranging from 310 to 385 residential lots on the buildable portions of the subject property).

Table 4 of the Condor Memo compares today's value of the property before and after Metro's action, adjusting in both cases for costs of development and limitations on development of the site that a prudent investor would take into account. The table shows that the FMV of the property under existing regulations greatly exceeds the value of the property under TBR zoning outside the UGB. The analysis using this methodology indicates that the current regulatory setting has not reduced the FMV of the subject property. In fact, the analysis indicates that Metro's actions have increased the property's FMV.

B. Alternative Method Using Time Trend Data Suggested by Plantinga/Jaeger

The Condor Memo uses time-series data to determine whether the application of Metro regulations to the property reduced its value. The data show values before and after Metro's inclusion of the property in the UGB and application of Metro's regulations. The data are displayed in Table 3 of the memo. There is no indication from the data that Metro's regulations reduced the value of the property. The data show that the property continued to increase in value after March 5, 2003, the date the regulations became applicable to the property.

Conclusions of Law

The comparable sales method compares the value of similarly situated properties before and after the application of Metro's regulations. The Plantinga-Jaeger method as applied in this case measures the assessor's real market value of the property before and after Metro's March 5, 2003, action. The Plantinga-Jaeger method provides a clearer and more accurate answer to the question posed by Measure 37: Did Metro's action reduce the FMV of the subject property? Application of the method shows that the FMV of the subject property continued to rise after Metro included it in the UGB with the Inner Neighborhood designation and the temporary 20-acre minimum lot size.

Property value data indicate that Metro's action to bring claimant's land into the UGB, designate it Inner Neighborhood (allowing high-density residential development), and apply a temporary 20-acre minimum lot size while planning is completed did not reduce the FMV of the property.

5. Exemptions under ORS 197.352(3)

Findings of Fact

Section 3.07.1110 C of the Metro Code does not restrict or prohibit a public nuisance, the selling of pornography or nude dancing, is not intended to protect public health or safety, and is not required to comply with federal law.

Conclusions of Law

Section 3.07.1110 C of the Metro Code is not exempt from Measure 37 under ORS 197.352(3).

6. Relief for Claimant

Findings of Fact

The Metro Council has appropriated no funds for compensation of claims under Measure 37. Waiver of Metro Code Section 3.07.1110 C to the subject property would allow the claimant to apply to the City of Damascus to divide the subject property into one acre lots and to develop a single family dwelling on each lot that does not already contain a dwelling. The effect of development as proposed by the claimant will be to reduce the residential capacity of the City of Damascus and of the UGB. It would also make provision of urban services less efficient and more complicated. Finally, it would undermine the planning now underway by the City of Damascus to create a complete and livable community.

Conclusions of Law

Based on the record, the claimant has not established that they are entitled to relief in the form of compensation or waiver of the interim 20-acre minimum lot size requirement under Metro Code Section 3.07.1110 C.

Recommendation of the Chief Operating Officer

The Metro Council should deny the Bleeg claim for the reason that the Metro Code Section 3.07.1110 C and Metro Council's Ordinance No. 02-969B did not reduce the value of the subject property.

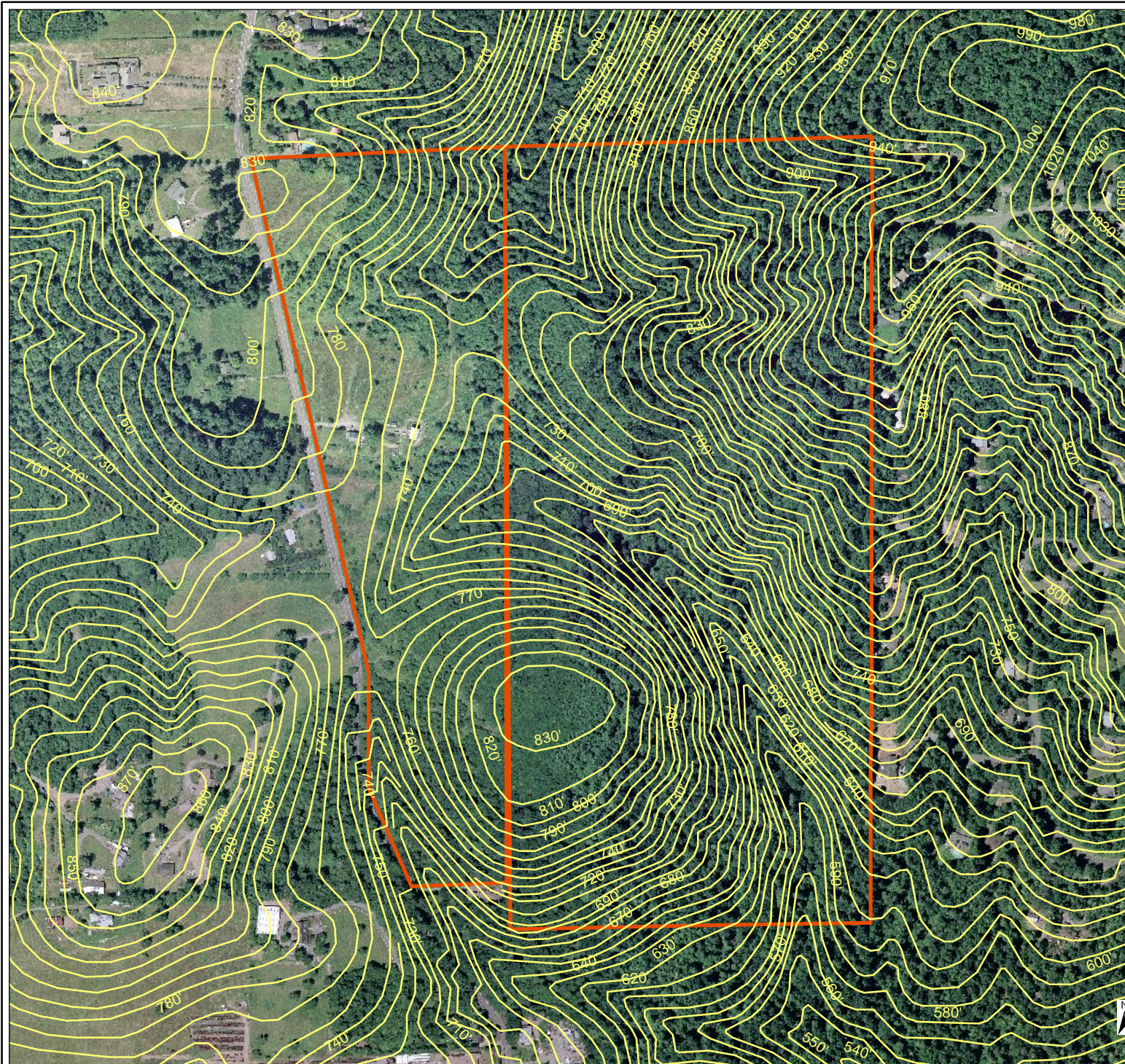
ATTACHMENTS TO THE REPORT OF THE CHIEF OPERATING OFFICER

Attachment 1: Site Map of Virginia Louise Bleeg Property

Attachment 2: Metro Memorandum to Ray Valone and Richard Benner from Sonny Conder and Karen Hohndel, "Valuation Report on the Bleeg Measure 37 Claim," dated February 23, 2007


Attachment 3: Sample Area of 2004-2005 Sales Data for Damascus UGB Expansion Area and One Mile Buffer, Clackamas County, OR

Attachment 4: Virginia Louise Bleeg Measure 37 Claim Submittal to Metro




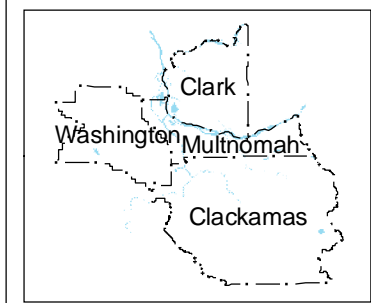
Resolution No. 07-3783
Attachment 1 COO Report

Site Map Bleeg Measure 37 Claim

 Subject Property

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

1 inch equals 0.09 miles

0 50 100 200 300 400 500 600 Feet



Location Map



METRO DATA RESOURCE CENTER
600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736
TEL (503) 797-1742 | FAX (503) 797-1909
drc@metro.dst.or.us | www.metro-region.org

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Attachment 2 to COO Report

February 23, 2007

To: Ray Valone
Richard Benner

From: Sonny Conder
Karen Hohndel

Subject: Valuation Report on the Bleeg Measure 37 Claim

Conclusion:

Per your request we have conducted a valuation analysis of the Bleeg Measure 37 Claim. The Metro designation of ‘Inner Neighborhood’ applies to the Bleeg Claim. We conclude, using the comparable sales method of determining possible reduction in value that the Metro action of including the 117.6-acre¹ property inside the urban growth boundary (UGB), designating it ‘Inner Neighborhood’ and imposing a temporary 20-acre minimum lot size for development did not produce a material loss of value for the subject property². In all likelihood, the action produced an increase in value for the claimant’s property.

Using a time series variation of the Plantinga-Jaeger method of determining property value loss due to regulation also indicates no loss of value for the 117.6-acre parcel. This conclusion rests on the observation that the assessor’s market value for that particular property has continued to increase since the Metro 2003 regulation. Moreover, the entire class of comparably sized TBR-80 acre lot size designated parcels within the expansion area has continued to increase since the Metro 2003 regulation.

The Plantinga-Jaeger method as applied in this case measures the value of the property before and after Metro's action of March 5, 2003. The comparable sales method compares today's value of similarly situated properties under current regulations with today's value under the regulations in place before Metro's action. The Plantinga-Jaeger method provides a more clear and accurate answer to the question posed by Measure 37: Did Metro's action reduce the fair market value (FMV) of the Bleeg property? Application of the method shows that the FMV of the Bleeg property continued to rise after Metro included it in the UGB with the ‘Inner Neighborhood’ designation and the temporary 20-acre minimum lot size. Thus, the Metro Council should deny the Bleeg claim for compensation or waiver.

We consider the time trend and Plantinga – Jaeger methods to be consistent approaches in determining whether a claimant has experienced a property value loss due to a particular

¹ The Bleeg claim consists of an 80-acre tax lot and a 37.6-acre tax lot both zoned TBR-80 at the time of Metro’s action.

² We use the term “material” in the accounting/auditing sense that given the statistical variability inherent in the data there is no difference between two measurements of land value.

government regulation. As we have noted elsewhere, the comparative sales method yields an estimate of what a particular property owner may gain, not an estimate of what they have lost.

Conceptual Understanding for Basis of Property Value Analysis:

We understand the present Measure 37 valuation issue to consist of making two property value estimates. These are:

1. Estimate the fair market value of the property subject to the regulation that the claimant contends has reduced the value of his property.
2. Estimate the fair market value of the property today as though it were subject to the regulations in place prior to the date Metro first applied the regulation to the claimant's property.

Metro Ordinance No. 02-969B applied a set of new regulations to the claimant's property. First, the ordinance brought the claimant's property into the region's UGB, making the property eligible for urban residential densities on the parcel rather than rural low-density development. The entire 117.6-acre property was designated 'Inner Neighborhood', allowing residential use on the property. Second, the ordinance applied a temporary 20-acre minimum lot size to protect the status quo while local governments complete amendments to comprehensive plans, scheduled for completion in 2008, to allow urban development. Within the overall framework of this land use designation, any particular property may have a substantial range of development types and lot sizes. Implicit in this design type designation is the availability of urban level capital facilities including sanitary sewers, storm water retention and management, water distribution, streets, roads, parks and other infrastructure and services associated with urban living. All development is assumed to occur in compliance with all health and safety regulations.

The default land use at the time of Metro regulatory action was the Clackamas County designation of TBR-80 on the 80-acre and 37.6-acre tax lots comprising the 117.6-acre property. This land use designation limits the creation of new parcels to 80 acres in size. Criteria for the siting of dwellings may or may not allow a dwelling.

Alternative Method of Computing Property Value Loss Resulting From Regulation

Estimating loss of property value using the usual appraisal method of "comparative sales" has been the subject of substantial criticism. Andrew Plantinga and William Jaeger³, economists at OSU, have written papers pointing out that using the method of comparative sales does not

³ Andrew Plantinga, *Measuring Compensation Under Measure 37: An Economist's Perspective*, Dec. 2004, 15 pages. (Available at OSU Department of Agricultural and Resource Economics, URL: plantinga@oregonstate.edu). William K. Jaeger, *The Effects of Land Use Regulations of Land Prices*, Oct. 2005, 38 pages. (Available at OSU Department of Agricultural and Resource Economics, URL: wjaeger@oregonstate.edu). Also: William K Jaeger, *The Effects of Land-Use Regulations on Property Values*, **Environmental Law**, Vol. 36:105, pp. 105 – 127, Andrew J. Plantinga, et. al., *The effects of potential land development on agricultural land prices*, **Journal of Urban Economics**, 52, (2002), pp. 561 – 581. and Sonny Conder and Karen Hohndel, *Measure 37: Compensating wipeouts or insuring windfalls?*, **Oregon Planners' Journal**, Vol. 23, No 1. Dec. – Jan 2005. pp. 6 – 9.

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compute the loss due to regulation. Rather, the estimated “value loss” is actually the gain resulting from obtaining an exemption to the general rule. To better understand their arguments, we may think of the comparative sales method of determining an economic loss as equivalent to determining the value of issuing someone a special license or franchise to carry out an economically valuable function that others may not do. For instance, licenses to operate taxicabs in New York are seldom issued and in great demand. As a result, the license itself has acquired substantial economic value. An example closer to home is the value of an Oregon Liquor License prior to more liberal issuing standards in the 1980’s. In the 1950’s through roughly the 1970’s, an Oregon Liquor License for a restaurant or bar vastly increased the property value of the establishment that had one. Plantinga and Jaeger argue that the value of the property hinges on scarcity resulting from regulation. If everyone had a taxicab or liquor license, they would have no value. From an economic perspective, using a method that really measures value gained from regulation is not the same as determining economic loss resulting from regulation.

Plantinga and Jaeger go on to suggest an economically appropriate measure of loss resulting from subsequent land use regulation. Their method is grounded in the well-established and tested Theory of Land Rent. Simplified a bit, the Theory of Land Rent holds that the value of land at any particular time is the future net profit from the land used in its most efficient allowable use. The market also adjusts (discount factor) this value to account for time and uncertainty as to future uses. What this means is that the original sales price incorporates future expectations about how the land might be used. If we take the original sales price and bring it up to the current date by using an appropriate price index, we are able to measure in today’s prices what the land was worth when it was purchased under the original regulatory requirements.

As Metro’s regulatory action was taken in 2003, we have actual time series data to determine whether the subject property experienced a loss of value after Metro’s action. Consequently, we need not index the original sales price, as we can observe whether the value actually decreased or not. We are able to make these observations for the particular property and for the entire class of subject properties within the Damascus expansion area. In essence, the simplest approach to answering the question of whether a property lost value as a result of Metro’s regulation is to measure whether the property value decreased following Metro’s action.

This method allows a consistent computation of property loss due to subsequent regulatory changes. At the same time it avoids awarding particular property owners a bonus that was not anticipated in the original purchase price. Owners should be compensated for what they lost due to the application of Metro’s regulations. They are not awarded an extra benefit owing to unanticipated growth, infrastructure investment or regulatory changes irrespective of any Metro changes.

Property Valuation Analysis Procedure

Our property valuation analysis procedure consists of the following steps.

- Briefly describe the property and make a prudent assessment of development limitations to establish a likely range of development capacity under both ‘Inner Neighborhood’, and TBR-80, assuming health and safety regulations are enforced.

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- Estimate value of property based on recent sales (2004,2005,2006) of lots and existing properties inside the Damascus expansion area of 'Inner Neighborhood' development configurations including a 10-year discount factor for lag time in service provision.
- Based on allowable use of the property with the default zoning of TBR-80 determine the alternative value of the property.
- Provide an alternative determination of loss of value of the Bleeg property based on time series before and after Metro's regulatory action.
- Provide and compare estimates of the value of the subject property as of 2006 with Metro's 'Inner Neighborhood' designation versus Clackamas County's TBR-80.

Bleeg Property Description

The subject property consists of an 80-acre and a 37.6-acre tax lot totaling 117.6 acres along the east side of SE 222nd Drive in the city of Damascus in the 8800 block immediately south of the Multnomah County line and the City of Gresham. Clackamas County Assessor data show the 37.6-acre tax lot as containing a single family home and associated improvements. The 80-acre tax lot contains no improvements. Assessor's market value for the 37.6-acre tax lot is \$711,166 and \$498,176 for the 80-acre tax lot giving a total assessor's fair market value of \$1,209,342 for the property.

The terrain of the property poses substantive challenges to development. Some of the 37.6-acre tax lot and over ½ of the 80-acre tax lot are classed as having steep slopes. Elevation ranges from 710 feet in the extreme southwest of the property to 940 feet in the extreme northeast.

However, we do note that similarly situated property less than 1000 feet to the north in the City of Gresham has developed on urban infrastructure with a mix of residential lots varying in size from 5,000 sq. ft to ½ to 1 acre depending on slope, view and elevation. Consequently, we regard the property as having substantial residential capacity under Metro's "Inner Neighborhood" designation.

It is not in our professional capacity to assert with authority any definitive estimate of what the site limitations are, but rather to reflect what any prudent property investor must consider when pricing raw land. This holds true for both Metro's 'Inner Neighborhood' and the default use of TBR-80.

Land Use Capacity Estimates – 117.6 Property as 'Inner Neighborhood' and as TBR-80

As noted above the Bleeg property is in Metro's 'Inner Neighborhood' designation. This designation allows a wide range of residential densities more limited by market and site conditions than regulation. The market rather than site impose limitations on the Bleeg property. While within the City of Damascus the property sets both downhill and uphill within 1000 feet of Gresham urban services. We estimate that the property will be developed within 5 years as middle to upper income value single family residential, similar to present Gresham development immediately north of the claimant's property with a density of 4 – 6 units per acre on the 37.6-acre parcel and 2 units per acre on the 80-acre parcel. Total capacity of the property we estimate to be 310 – 385 dwelling units.

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Using the TBR-80 Clackamas County land use designation in effect at the time of Metro's UGB action, we assume that the property can not be further subdivided. Consequently, the property under the default land use alternative has no additional capacity than exists at present.

Current Value Estimate of 'Inner Neighborhood' Land in Damascus Expansion Area

In order to establish a reasonable range of lot values for developing urban areas with infrastructure and nearby urban services, we evaluated all recent sales (year 2005) of land and lots within the Damascus UGB expansion area. As detailed in relevant data file and confirmed by the Clackamas County Assessor's office, currently one area is under development. It consists of 38 acres that was included in the expansion area and annexed to Happy Valley. Data indicate that 152 lots of 7,000 – 10,000 square feet have been sold for \$22.6 million for an average of \$149,000 per lot. The lot price range was from \$127,000 to \$175,000. The lots in question are ready to build lots with complete urban services inside the city of Happy Valley. They were also designated 'Inner Neighborhood' when included within the UGB and subsequently zoned to R10 by Happy Valley.

Since these lots were located in the urbanized, extreme western portion of the expansion area, we also examined nearby recent developments closer to the Bleeg property. To establish the range of relevant property values we selected the 27 developed tax lots immediately north of the Bleeg property. These properties are located in Gresham and reflect a development pattern and market achievable with urban services on the Bleeg property. Relevant summary results are in Table 1 below.

Table 1: Summary Property Value Data – South Gresham Area Residential Designation, 222nd (Antelope Hills – Deer Creek Place) – Assessor's FMV.

Average Lot Size:	7,491 sq. ft.
Average Lot Value:	\$111,917
Average Total Property Value:	\$348,915
Number of Properties:	90

We also note that view properties located on the buttes are selling for over \$1,000,000 with lot values exceeding \$200,000. For our estimation purposes we have elected to treat both tax lots as one 117.6-acre property and use average values rather than do a more detailed analysis. For that reason we regard a ready to build lot range of \$100,000 - \$120,000 as the basis for a reasonable, conservative estimate of land value.

Current Value Estimate of TBR – 80 Land

We consider the alternative value of the 117.6-acre property to be the assessor's FMV in its current land use designation as forestry. As noted earlier the default alternative land use of TBR-80 prohibits additional subdivision of the property. Assessor FMV amounts to: \$1,209,342.

Alternative Valuation of Bleg Property Using the Time Trend Method Suggested by Plantinga and Jaeger.

OSU economists Andrew Plantinga and William Jaeger have challenged the “comparable sales” approach of traditional appraisal methods. They have pointed out that it really measures the value obtained by an exception to the current rule, rather than a measure of economic loss suffered as a result of government land use regulation. Since the subject Metro regulatory change was recent (2003), we have before and after time series data to determine whether the Bleg property actually experienced a loss of value after the Metro regulation.

Accordingly, we have tabulated property value data for the entire expansion area from assessor’s records for the years 2001 through 2006. We present the data for the Bleg 117.6-acre property specifically and for all TBR-80 designated properties within the expansion area. Table 3 below depicts the results by year.

Table 3: Bleg Land Value and Expansion Area Land Values 2000 – 2006

Year	Bleg Value per Acre (80-acre tax lot)	Average All TBR-80 (Value per acre)
2001	4,240	19,833
2002	4,448	20,808
2003	4,492	21,181
2004	4,715	22,230
2005	4,982	23,488
2006	5,382	24,189

Both the Bleg property assessor’s market value and the average value of TBR-80 tax lots within the study area increase steadily from 2003 through 2006. There is no evidence that Metro’s action of including the property within the Urban Growth Boundary and imposing a temporary minimum lot size of 20 acres has reduced property values.

Table 4: Comparison of Estimated Market Value of Raw Land for Inner Neighborhood, and TBR – 80 Land Uses

Inner Neighborhood (117.6 acres)

Low Yield (37.6 x 4 + 80 x 2):	310 DU (dwelling units)
Low Range Lot Value:	\$100,000
Development Cost per Lot: ⁴	\$50,000
Net Raw Land per Lot:	\$50,000
Total Raw Land Value (310x50,000):	\$15,500,000
Current Market Value for 117.6 acres	

⁴ We are assuming the cost of converting raw land to buildable lots will be \$50,000 per lot. This figure includes on site streets, curbs, sidewalks, streetlights, water, sewer, and drainage as well as SDC’s for sewer, water, drainage, parks and transportation.

Resolution No. 07-3783
Attachment 2 to COO Report

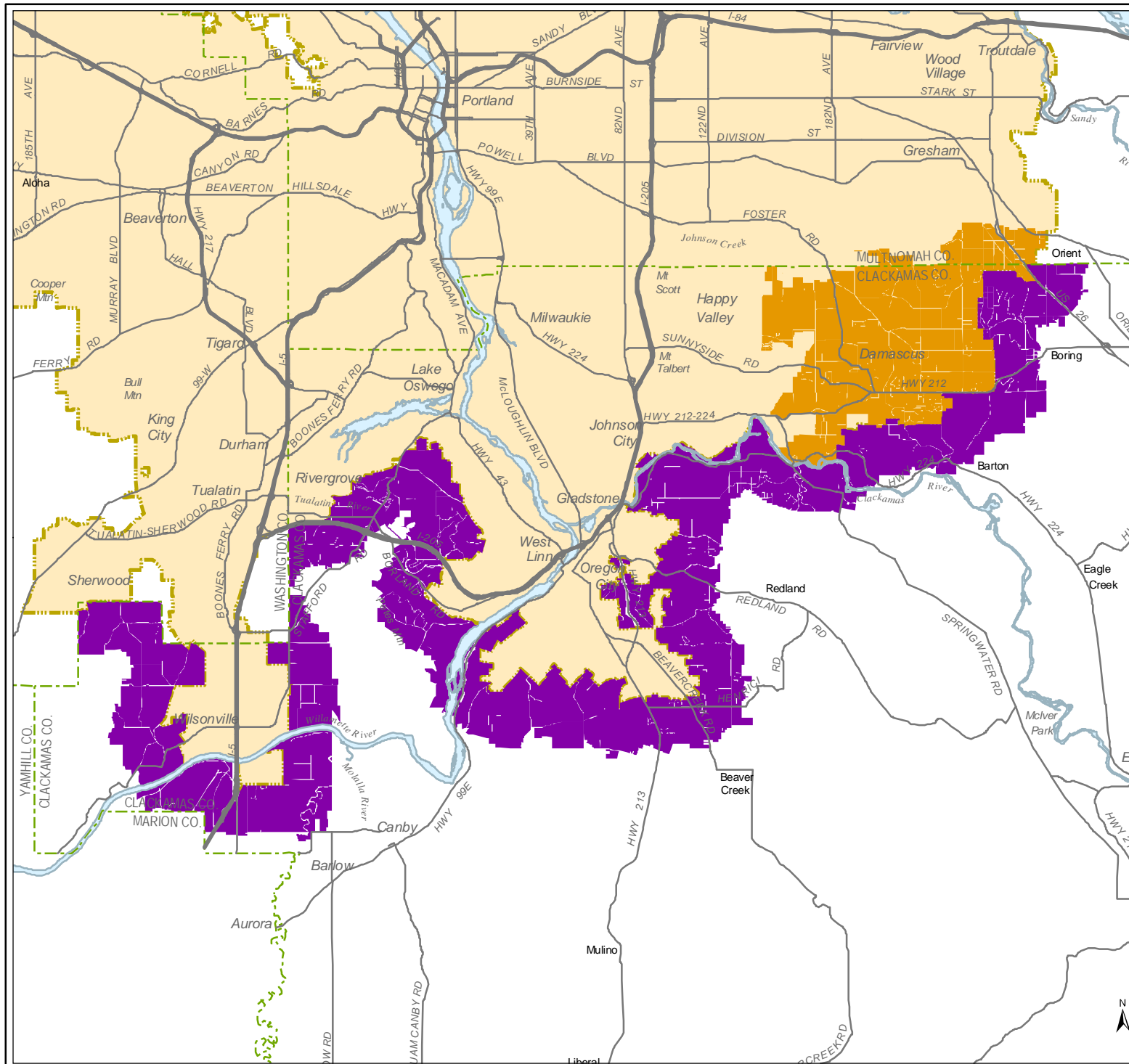
Discounted 5 years:	\$11,313,000
Plus rental value of house for 5 years:	\$ 39.900
Total low range value:	\$11,352,900
High Yield (37.6 x 6 + 80 x 2):	385 DU (dwelling units)
High Range Lot Value:	\$125,000
Development Cost per Lot:	\$50,000
Net Raw Land per Lot:	\$75,000
Total Raw Land Value (385x75,000):	\$28,875,000
Current Market Value for 117.6 acres	
Discounted 5 years:	\$21,075,000
Plus rental value of house for 5 years:	\$ 39.900
Total high range value:	\$21,114,900

TBR – 80

Assessor's current FMV for 117.6-acre property: \$1,209,300

We estimate the current raw land value plus residence of the Bleeg property with 'Inner Neighborhood' designation to range from \$11,353,000 to \$21,115,000. The same property used as TBR-80 would yield \$1,209,300. In other words, the most optimistic rural valuation falls well below the most pessimistic 'Inner Neighborhood' valuation. Given these results, we would conclude that the 'Inner Neighborhood' designation has not reduced the value of the property. Quite the contrary, it has most likely increased the value.

Moreover, in terms of establishing economic loss, the land values per acre established using the time trend Plantinga-Jaeger method shows land values increasing steadily since 2003. Clearly, under no circumstances has any regulatory change to the Bleeg property reduced its value. Again, the contrary is the case. Growth, infrastructure investment and regulation necessary for orderly growth have produced increases in property values well in excess of any alternative investment for the Bleeg property.



R L I S

REGIONAL LAND INFORMATION SYSTEM

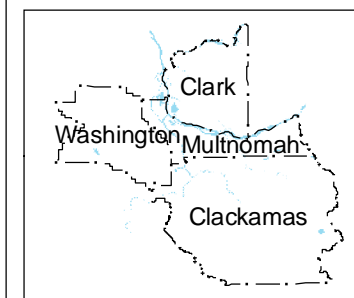
Resolution No. 07-3783
Attachment 3 COO Report

Sample Area of 2004-2005 Sales Data for Damascus UGB Expansion Area and One Mile Buffer, Clackamas County, OR

- Damascus UGB Expansion Area
- One Mile Buffer
- County Line
- Inside Metro UGB

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

1 inch equals 3.31 miles
0 1 2 Miles



Location Map



METRO DATA RESOURCE CENTER
600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232-2736
TEL (503) 797-1742 | FAX (503) 797-1909
drc@metro.dst.or.us | www.metro-region.org

☒ Ask Chas Hall

NOV 27 2006

Date: November 18, 2006
TO: Chief Operating Officer, Metro
FROM: Virginia Bleeg *V. Bleeg*
RE: Measure 37 Claim

I submit the following claim in accordance with the instructions on the Metro web site. In this claim, I am seeking compensation for the reduction in fair market value of my property or, in lieu of that, the ability to use my property as allowed on the date I acquired it (July 3, 1975).

1. Claimant and Ownership Info

Claimant: Virginia Bleeg
2204 NE 26th Ave
Portland, OR 97212
(503) 287-9721

Additional Owners:

Margaret B. Smull
75124 W. Oregon Lane
Irrigon, OR 97844
(541) 922-3303

Ann B. Welch
105 E. Newhall Ave.
Waukesha, WI 53186
(262) 542-5972

Barbara Tumanjan
8108 W. Arapaho Ct.
Boise, ID 83714
(208) 336-8730

Joan E. Bleeg
2747 NE 30th Ave
Portland, OR 97212
(503) 284-2117

Susan J. Bleeg
3752 E. Anemone Ct.
Boise, ID 83716
(208) 385-0922

Celia Masyczek
2661 Chablis Ct.
St. Helena, CA 94574
(707) 963-0418

Charles R. Bleeg
6336 SE Morrison St.
Portland, OR 97215
(503) 238-4764

Katherine Mathes
10228 SE 16th St.
Bellevue, WA 98004
(425) 454-9820

M.M. Welch Residual Trust
(John H. Welch, Trustee)
3215 Chandler Egan Dr.
Medford, OR 97504
(541) 773-3056
*New address after
11/26/2006:*
19800 SW Touchmark Way
Bend, OR 97702
(541) 312-1712

Paul S. Bleeg
1515 Los Altos Dr.
Burlingame, CA 94010
(415) 974-6000

Estate of John H. Welch
(Katherine Mathes,
Personal
Representative
10228 SE 16th St.
Bellevue, WA 98004
(425) 454-9820

Sarah B. Morris
1214 Stonehaven Ct.
West Linn, OR 97068
(503) 675-1705

2. Property Description and Title Information

Property Location:

8838 SE 222nd Drive, Damascus, OR 97080
Township 1S, Range 3E, Section 28A Lot 100 and Section
27B Lot 200

Date Claimant Acquired Property:

July 3, 1975 (date of death of my father, Ralph L. Sharkey) *See Exhibit I*

Proof of Ownership:

Deed is not on record with the county. See instead Exhibit A (proving that I inherited the property); Exhibit B (proving that my father inherited a portion of the property); Exhibit C (proving that my father purchased the remaining portion of the property); and Exhibits D and E (proving that I am listed as an owner on the county's plat cards).

Title Report:

See Exhibit F

3. Statement of Consent

See Exhibit H

4. Land Use Regulations Restricting Use

All zoning and land use regulations restricting use subsequent to the date of acquisition (July 3, 1975), including but not limited to:

- Metro Code Title 11 (Sections 3.07.1105 – 3.07.1140)
- All regulations and restrictions applied pursuant to SB100 and HB3661 as adopted and set forth in ORS, OAR, and Goals, including but not limited to ORS 215 et seq., OAR 660 et seq., and Goal 4.

These regulations prohibit the subdivision of my property into one-acre residential parcels.

5. **Land Use Regulations in Place at Acquisition**
When I acquired this property on July 3, 1975, it was zoned for one-acre residential development (RA-1). When my father acquired the property, it was unzoned.

6. **Reduction in Value**
In 2004, this property, in the raw state, was appraised at \$11,750,000. According to tax records, the current real market value is \$1,209,342. Therefore, the reduction in value is estimated at \$10,540,658.

See Exhibit G for relevant pages of this appraisal.

7. **Claimant's Proposed Use**
I desire to subdivide the property to establish one-acre homesites.
8. **Other Claims**
I have filed M37 claims on this property with both the State of Oregon and Clackamas County.

BOOK 1436 PAGE 1656

ENTERED IN JOURNAL
JAN 5 1978

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH
Department of Probate

COPY

IN THE MATTER OF THE ESTATE
of
RALPH L. SHARKEY, Deceased

No. 123 257

CLOSED

ORDER OF DISCHARGE

On petition of the personal representatives, and it appearing to the court that pursuant to a decree of final distribution, heretofore entered, the personal representatives have paid the remaining claims and expenses of administration and have distributed the remaining estate property to the persons in whom said property is vested, receipts therefor being on file with the clerk of this court and a supplemental final account herein which should be approved, it is

ORDERED that the personal representatives of the above estate are hereby discharged and the supplemental final account is approved, and that this estate is closed.

DATED this 5 day of Jan, 1978

Chm. S. McLeenan

JUDGE

ORDER OF DISCHARGE

RECEIVED
JAN 4 1978

MULTNOMAH COUNTY 78 12960
CLERK OF COURT

Virginia Bleeg M37 Claim - Exhibit A P. 1 of 4

1025 S.E. MORRISON, 4th F.O. Box 14346
PORTLAND, OREGON 97214
(503) 238-1025

BOOK 1432 PAGE 1713

ENTERED IN JOURNAL
JUL 6 1977IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAHDepartment of Probate **ORDER DISTRIBUTION**
OF THE APPVG. ACCT.

IN THE MATTER OF THE ESTATE)

of)

RALPH L. SHARKEY, Deceased)

No. 123257

DECREE OF FINAL DISTRIBUTION

This matter coming on at this time to be heard on the petition of the personal representatives herein for an order fixing the fees of the personal representatives and the latter's attorneys and for a decree of final distribution; and it appearing to the court that, unless waived, due, proper and timely notice was given to all interested persons of the time for filing objections to said final account and that no objections thereto have been filed; that all Oregon income, inheritance and personal property taxes, all claims against the above named decedent and decedent's estate and all expenses of administration except those hereinafter allowed, have been fully paid and that appropriate receipts, releases and clearances relative to said taxes have been filed herein; and it further appearing that \$13,630.00 is the proper amount to be allowed herein as the fees of the said personal representatives and that the sum of \$10,000.00 is a reasonable fee for the services herein of the attorneys of the personal representatives.

Exhibit A p. 2 of 4

BOOK 1432 PAGE 1714

And it further appearing that after the payment of the said fees and closing expenses, the following named persons are entitled to the remaining assets of said estate in the following amounts and portions:

Distributees	Cash	Description of Other Property
Eleanor Frances Sharkey	1/3 of balance	(see below)
Virginia Louise Bleeg	1/3 of balance	"
Margaret Mary Welch	1/3 of balance	"

Each of the above named distributees shall receive one-third of the stocks and bonds on hand at this time;

Also, each of the distributees, namely, Eleanor Frances Sharkey, Virginia Louise Bleeg, and Margaret Mary Welch, shall receive an undivided one-third (1/3) interest in the following real property:

W 1/2 NW 1/4 Section 27, AND that part of the E 1/2, NE 1/4 of Section 28, lying East of the W. T. Sharkey Road, No. 924, aka Regner Road, all in T 1 S, R 3 E., W.M. Clackamas County, Oregon containing 117.6 acres, more or less.

No prior distributions have been made.

NOW, THEREFORE, IT HEREBY IS ORDERED that the personal representatives' final account and all prior accounts are approved, that the personal representatives forthwith pay the fees aforesaid; that the said personal representatives forthwith distribute the remaining estate to the distributees in the amounts and portions set forth above, each part or portion of said estate,

2 - DECREE OF FINAL DISTRIBUTION

4

- Exhibit A p. 4 of 4

73

OCT - 6 1932

38

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

DEPARTMENT OF PROBATE

In the matter of the estate

of

FRANCES V. SHARKEY, deceased.

No. 34122

ORDER

Order Distribution

At this time comes George E. Sharkey and Ralph L. Sharkey, executors of the estate of the above named Frances V. Sharkey, deceased, and present to the court their duly verified final report showing that they have paid all costs of administration and legal charges which have been determined by this court, or which have been presented since the filing of the final account;

And it appearing to the court that there have been no receipts of said estate since the filing of the final account, and that said final report contains a statement of all disbursements made by the executors in accordance with the former order of this court, and that said final report is in all respects regular;

And it appearing that by proceedings duly taken by your petitioners the entire inheritance tax due the State of Oregon was determined by this court and approved by the State Treasurer of the State of Oregon, at the sum of \$704.77, and that said tax has been paid in full.

And it appearing that by the terms of her last will and testament the above named Frances V. Sharkey, deceased, gave, devised and bequeathed her property as follows:

(1) To George E. Sharkey,

Lot 5 in Block 15, Sullivan's Addition to the City of Portland, Multnomah County, State of Oregon, together with all buildings and improvements thereon, and also the furniture, fixtures, accessories, stock of merchandise, bills receivable and the good will of the errand laundry business conducted under the name of P. Sharkey and Son at 141 East 1st Street North, in the City of Portland, Oregon.

(2) To William P. Sharkey,

The West Half of Lots 9 and 10 in Block 31 in Ir-

Virginia Blegs Claim - Exhibit B p. 1 of 3

BOOK 73 PAGE 39

vington, in the City of Portland, County of Multnomah, and State of Oregon; and in addition the sum of \$10,000.00.

(3) To Mary E. Meaney and Ralph L. Sharkey, share and share alike:

All the rest, residue and remainder of the property and estate of every kind and nature of said deceased.

And it appearing that after all expenses and disbursements of every kind have been deducted, there remains over and above the above mentioned specific devises and legacies to the said George E. Sharkey and William P. Sharkey, a residuum of said estate consisting of personal property of the value of \$21,045.35, and the following described real property:

Lot 9, Block 5 in Ocean Lake Park, Tillamook County, Oregon;

The West Half of the NW $\frac{1}{4}$ of Sec. 27, Twp. 1, Range 3 E., being 80 acres in Clackamas County, Oregon; and

The North 45 feet of Lot 3 in Block 102, Holladay's Addition to the City of Portland, Multnomah County, Oregon.

BE IT THEREFORE ORDERED that the final report of the executors be, and the same is hereby in all things approved, and that the assets of said estate be, and the same are hereby distributed as follows:

(1) Lot 5 in Block 15, Sullivan's Addition to the City of Portland, in the County of Multnomah, State of Oregon, together with all buildings and improvements thereon, and also the furniture, fixtures, accessories, stock of merchandise, bills receivable, and the good will of that certain saddlery business conducted under the name of P. Sharkey and Son at 141 East 21st. Street North, in the City of Portland, Oregon,

is hereby distributed to George E. Sharkey.

(2) The West Half of Lots 9 and 10 in Block 31 in Irvington, in the City of Portland, County of Multnomah, State of Oregon,

is hereby distributed to William P. Sharkey; and

The sum of TEN THOUSAND DOLLARS (\$10,000) is hereby distributed to William P. Sharkey.

Virginia Bleg Claim - Exhibit B p. 2 of 3

BOOK 73 PAGE 40

1 (3) An undivided one-half interest in Lot 9, Block 5,
2 in Ocean Lake Park Tillamook County, Oregon,

3 is hereby distributed to Marh E. Meaney;

4 An undivided one-half interest in the West Half
5 of the NW $\frac{1}{4}$ of Sec. 27, Twp. 1, Range 3 E., being 80
6 acres in Clackamas County, Oregon,

7 is hereby distributed to Mary E. Meaney;

8 An undivided one-half interest in the North 45
9 feet of Lot 3 in Block 102 Holloday's Addition to
10 the City of Portland, Multnomah County, Oregon,

11 is hereby distributed to Mary E. Meaney; and the sum of \$10,522.66

12 is hereby distributed to Mary E. Meaney.

13 (4) An undivided one-half interest in Lot 9, Block 5,
14 in Ocean Lake Park, Tillamook County, Oregon,

15 is hereby distributed to Ralph L. Sharkey;

16 An undivided one-half interest in the West Half
17 of the NW $\frac{1}{4}$ of Sec. 27, Twp. 1, Range 3 E., being 80
18 acres in Clackamas County, Oregon,

19 is hereby distributed to Ralph L. Sharkey;

20 An undivided one-half interest in the North 45
21 feet of Lot 3 in Block 102, Holloday's Addition to
22 the City of Portland, Multnomah County, Oregon,

23 is hereby distributed to Ralph L. Sharkey, and the sum of \$10,522.66

24 is hereby distributed to Ralph L. Sharkey.

25 Dated this 6th day of October, 1932.

Ralph L. Sharkey

Judge.

← later
acquired by
Ralph Sharkey.
See Exhibit C.

←

Virginia Bleg Claim - Exhibit B p. 3 of 3

BOOK 430 PAGE 321

KNOW ALL MEN BY THESE PRESENTS, That Mary E. Deane, a single woman,

In consideration of --Ten and 40/100 (\$10.00)-- Dollars,

to her paid by Ralph L. Sharkey

do hereby grant, bargain, sell and convey unto said Ralph L. Sharkey

an undivided one-half interest in and to his heirs and assigns, the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Clackamas and State of Oregon, bounded and described as follows, to-wit:

All that part of the East half of the Northwest quarter of Section Twenty-eight (28), in Township One (1) South, Range Three (3) East of the Willamette Meridian, lying East of the A. L. Sharkey Road, also known as the Miller Road, in the County of Clackamas, State of Oregon, containing 37.60 acres, more or less.

TO HAVE AND TO HOLD, the above described and granted premises unto the said Ralph L. Sharkey

his heirs and assigns forever.

IN WITNESS WHEREOF, the grantor above named hereunto set her hand and seal this 13th day of April, 1950.

Mary E. Deane (SEAL)

(SEAL)

(SEAL)

(SEAL)

Virginia Bleeg Claim - Exhibit C P. 1 of 2

BOOK 430 PAGE 322

STATE OF OREGON

County of Multnomah

BE IT REMEMBERED, That on this 12th day of April, 1950,
before me, the undersigned, a Notary Public
in and for said County and State, personally appeared the within named Mary E. Kearney, a
Single Woman,

who is known to me to be
the identical individual described in and who executed the within instrument and acknowledged to me that
she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
seal the day and year last above written.

Wm. McKeown
Notary Public for Oregon

My Commission Expires Feb. 9, 1953



DEED

Regrain and Sale
(ROSS No. 20)

Mary E. Kearney, a single
Woman,

WOMAN,

TO

Ralph L. Sharkey

STATE OF OREGON
County of Clatsop

I, Guy W. Beck, County Clerk, Ex-Officio Re-
corder of Conveyances and Ex-Officio Clerk of
the Circuit Court of the State of Oregon, for the
County of Clatsop, do hereby certify that the
within instrument of writing was received for
record and recorded in the records of

DEED

of said County at

1950 Dec 20 AM 10:18

In Book

Witness my hand and seal of said County
at GUTHrie, Oregon, County Clerk.

Recorded Correctly
Notary Public

Return to:

R. Kavanaugh
610 Mead Building
Portland 4, Oregon

Virginia Bleeg Claim - Exhibit C p. 2 of 2

OFFICIAL RECORD OF DESCRIPTIONS										
OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY 35537 CLACKAMAS COUNTY ASSESSOR										
WR. S	RGE.	SEC.	1/4	1/16	TAX LOT NUMBER	TYPE REAL PROP.	SPEC. INT. IN	CODE AREA NUMBER	FORMERLY PART OF T.L. NO.	
ACCOUNT NUMBER										
						Date of Entry on this Card	DEED RECORD VOL. PG.	ACRES REMAINING		
1 3E 27 B 200						26-15 44- 44-03				
Sharkey, Ralph L.						10-3-46	532 173	80.00		
Also part of Lots 28, 29, 32, 41, 42, 43, 46, 47, 50, 51, & 52 of plat of "Kingswood Heights" #1392						4-16-75	Suit # 76859			
Sharkey, Eleanor Frances 1/3 Int.										
Bleeg, Virginia Louise 1/3 Int.										
and Welch, Margaret Mary 1/3 Int.						4-17-78	78	12960		
AND MCDONALD G L-78						2-22-78				
UNIFICATION GRESHAM-BARLOW SD 26 DOR 26-585-94 94-95 ROLL										
TRANSFER TO MULT ELEM ESD DOR 26-599-95 1995-96 ROLL										
Virginia Bleeg Claim - Exhibit D										

Attachment 4 to COO Report

No. 07-3783

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY 35584 CLACKAMAS COUNTY ASSESSOR									
FORMERLY PART OF T.L. NO.									
<div> <div> <div> <div>TWP. 3.</div> <div>RGE. 1/4</div> <div>SEC. 28</div> <div>1/4</div> </div> <div> <div>26-15</div> <div>44-8</div> <div>44-03</div> </div> </div> <div> <div>100</div> <div>TAX LOT</div> </div> <div> <div>TYPE</div> <div>SPEC. INT. IN REAL PROP.</div> </div> <div> <div>CODE AREA</div> <div>NUMBER</div> </div> </div>									

Sharkey, Ralph L.

10-3-66 430 321 37.60

Sharkey, Eleanor Frances 1/3 Int;
Bleeg, Virginia Louise 1/3 Int;
and Welch, Margaret Mary 1/3 Int

4-17-78 78 129.60

UNIFICATION GRESHAM-BARLOW
SD 26 DOR 26-585-94 94-95 ROLL

TRANSFER TO MULT ELEM ESD
DOR 26-599-95 1995-96 ROLL

Virginia Bleeg Claim - Exhibit E



TRANSACTION TITLE AGENCY OF OREGON

12360 East Burnside Portland, OR 97233
Phone (503) 256-1163 Fax (503) 254-6992

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Parcel Number : 00133625 TRSQ : 01S 03E 28 NE
Reference Parcel : 13E28A 00100
Owner : Bleeg Virginia L
Co Owner :
Site Address : 8838 SE 222nd Dr Gresham 97089
Mail Address : 2204 NE 26th Ave Portland Or 97212
Telephone :

SALES AND LOAN INFORMATION

Transferred : 06/01/2005 Loan Amount :
Document # : 05-052167 Lender :
Sale Price : Loan Type :
Deed Type : Interest Rate :
% Owned : Vesting Type :

ASSESSMENT AND TAX INFORMATION

MktLand : \$571,712 Exempt Amount :
MktStructure : \$44,740 Exempt Type :
MktTotal : \$616,452 Levy Code : 026031
% Improved : 7 M-5 Rate : 15.2072
05-06 Taxes : \$2,412.83 M-50 AssdTotal : \$158,664
Taxable Value : \$158,664

PROPERTY DESCRIPTION

Census : Tract : 232.01 Block : 2
Map Grid : 659 B1
Neighborhood : Gresham School Dist 26 All Other
Sub/Plat :
Improvement : 132 Sgl Family, R1-3, 1-story (basement)
Land Use : 641 For, Forest Land, Improved
Legal : SECTION 28 TOWNSHIP 1S RANGE 3E
QUARTER A TAX LOT 00100

Profile-Page 1 of 2

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

Virginia Bleeg Claim - Exhibit F p. 1 of 10

**TRANSACTION TITLE AGENCY OF OREGON**

12360 East Burnside Portland, OR 97233
Phone (503) 256-1163 Fax (503) 254-6992

METROSCAN PROPERTY PROFILE
Clackamas (OR)

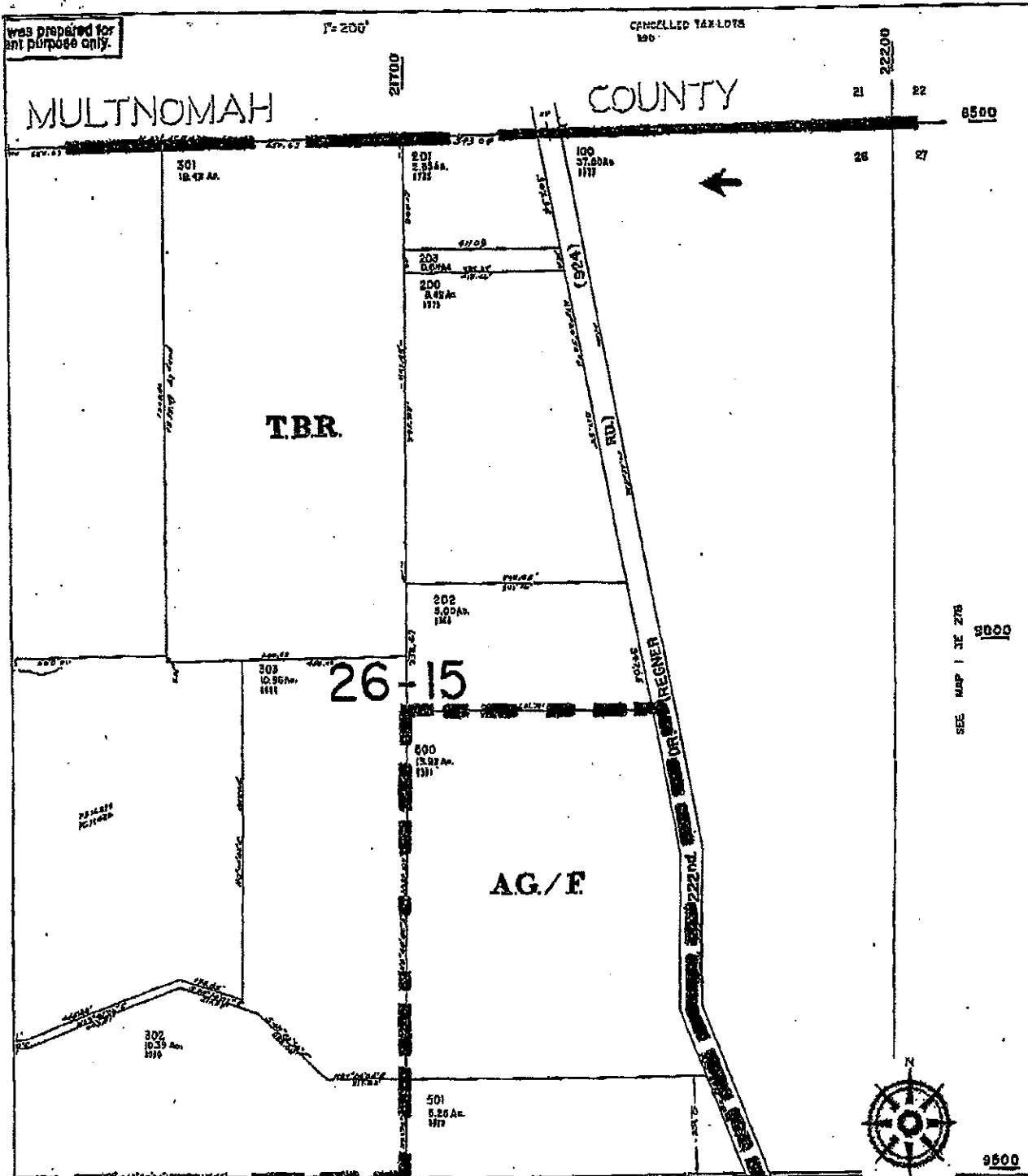
Parcel Number : 00133625

Reference Parcel: 13E28A 00100

PROPERTY CHARACTERISTICS

Bedrooms	: 5	Stories	: 1 Story-bsmt
Bathrooms	: 2.00	Garage SF	:
Full Baths	: 2	Building Living SF	: 2,707
Half Baths	:	Building Total SF	: 2,707
Fireplace	:	Lot Acres	: 37.60
Heat Type	: Forced Air-oil	Lot SF	: 1,637,856
Interior Material	: Drywall	1st Floor SF	: 1,075
Exterior Finish	: Stucco	Above Ground SF	: 1,891
Floor Cover	: Tile	Upper Finished SF	: 816
Roof Type	: Composition	Unfin Upper Story	:
Roof Shape	: Gable	Upper Total SF	:
Foundation	: Concrete	Finished SF	: 816
School District	: 026	Basement Fin SF	:
Year Built	: 1920	Basement Unfin SF	: 816
	:	Basement Total SF	: 816

- Exhibit F P. 2 of 10



Map No. 13E28A 00100



TRANSACTION TITLE AGENCY OF OREGON

12360 East Burnside
Phone (503) 256-1163

Portland, OR 97233
Fax (503) 254-6992

This plat map is for your aid in locating your parcel with reference to streets and other properties.
While this plat map is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.

- Exhibit F p. 3 of 10

Resolution No. 07-3783
NOV 8 2006 12:26 PM

NO. 7538 — P. 5

2p

10
10
11Clackamas County Official Records
Sherry Hall, County Clerk

2005-052167



\$31.00

00842006200500621670020025

06/07/2005 12:53:25 PM

D-D Cnt=1 Sln=2 BEVL
\$10.00 \$11.00 \$10.00

Grantor's Name and Address:

Estate of Margaret M. Welch
P.O. Box 14746
Portland, OR 97293-0746

Grantee's Name and Address:

John L. Welch & Barbara W.
Tumanjan, Trustees, Residual
Trust U/W Margaret M. Welch
3215 Chandler Egan Dr.
Medford, OR 97504-7787

After Recording Return to:

Keller & Keller, P.C.
P.O. Box 14746
Portland, OR 97293-0746

Send Tax Statements to:

c/o Virginia L. Bleeg
2204 N.E. 26th Avenue
Portland, OR 97212The true consideration for
this conveyance is none, this
deed being in distribution of
the estate pursuant to ORS
116.223.DEED OF PERSONAL REPRESENTATIVE

(in distribution, pursuant to ORS 116.223)

John L. Welch, Personal Representative of the Estate of
Margaret M. Welch, deceased, conveys to John L. Welch & Barbara W.
Tumanjan, Trustees, Residual Trust U/W Margaret M. Welch, Grantee,
all that real property situated in Clackamas County, State of
Oregon, described as:AN UNDIVIDED ONE-THIRD OF THE FOLLOWING DESCRIBED
PROPERTY:THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, AND
THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF
SECTION 28 LYING EAST OF THE W. T. SHARKEY ROAD, NO.
924, aka REGNER ROAD, ALL IN T 1 S, R 3 E, W.M.,
CLACKAMAS COUNTY, OREGON, CONTAINING 117.6 ACRES, MORE OR
LESS


THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED

- Exhibit F p. 4 of 10

IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY ANY APPROVED USES.

The Estate of Margaret M. Welch has been probated in Multnomah County, Oregon, Probate No. 0309-91557. The Final Account of John L. Welch, Personal Representative of the Estate of Margaret M. Welch, has been approved and the real property described above has been ordered distributed to Grantee.

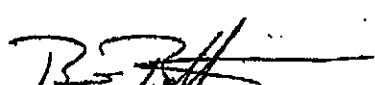
IN WITNESS WHEREOF, the Personal Representative has set his hand and seal this 1 day of ~~May~~ ^{JUNE}, 2005.


John L. Welch, Personal
Representative of the Estate of
Margaret M. Welch

STATE OF OREGON, County of Sackson) ss.

Personally appeared this 1st day of ~~May~~ ^{June}, 2005, the above named John L. Welch, Personal Representative of the Estate of Margaret M. Welch, deceased, and acknowledged the foregoing instrument to be his voluntary act and deed as such Personal Representative.




Notary Public for Oregon

- Exhibit F p. 5 of 10

(2)



TRANSACTION TITLE AGENCY OF OREGON

12350 East Burnside Portland, OR 97233
Phone (503) 256-1163 Fax (503) 254-6992

METROSCAN PROPERTY PROFILE Clackamas (OR)

OWNERSHIP INFORMATION

Parcel Number : 00132323 TRSQ : 01S 03E 27 NW
Reference Parcel : 13E27B 00200
Owner : Bleeg Virginia L
CoOwner :
Site Address : *no Site Address*
Mail Address : 2204 NE 26th Ave Portland Or 97212
Telephone :

SALES AND LOAN INFORMATION

Transferred : 01/30/2006 Loan Amount :
Document # : 06-010597 Lender :
Sale Price : Loan Type :
Deed Type : Interest Rate :
% Owned : 100 Vesting Type :

ASSESSMENT AND TAX INFORMATION

MktLand : \$430,566 Exempt Amount :
MktStructure : Exempt Type :
MktTotal : \$430,566 Levy Code : 026031
% Improved : M-5 Rate : 15.2072
05-06 Taxes : \$384.43 M-50 AssdTotal : \$25,280
Taxable Value : \$25,280

PROPERTY DESCRIPTION

Census : Tract : Block :
Map Grid :
Neighborhood : Gresham School Dist 26 All Other
Sub/Plat : Kingswood Heights
Improvement : 000 *unknown Improvement Code*
Land Use : 640 Vacant, Forest Land
Legal : 1392 KINGSWOOD HEIGHTS PT LTS 28 29
32 41 42 43 PT LTS 46 47 50 51 52

Profile-Page 1 of 2

The Information Provided Is Deemed Reliable, But Is Not Guaranteed.

- Exhibit F p. 6 of 10



TRANSACTION TITLE AGENCY OF OREGON

12360 East Burnside Portland, OR 97233
Phone (503) 256-1163 Fax (503) 254-6992

METROSCAN PROPERTY PROFILE Clackamas (OR)

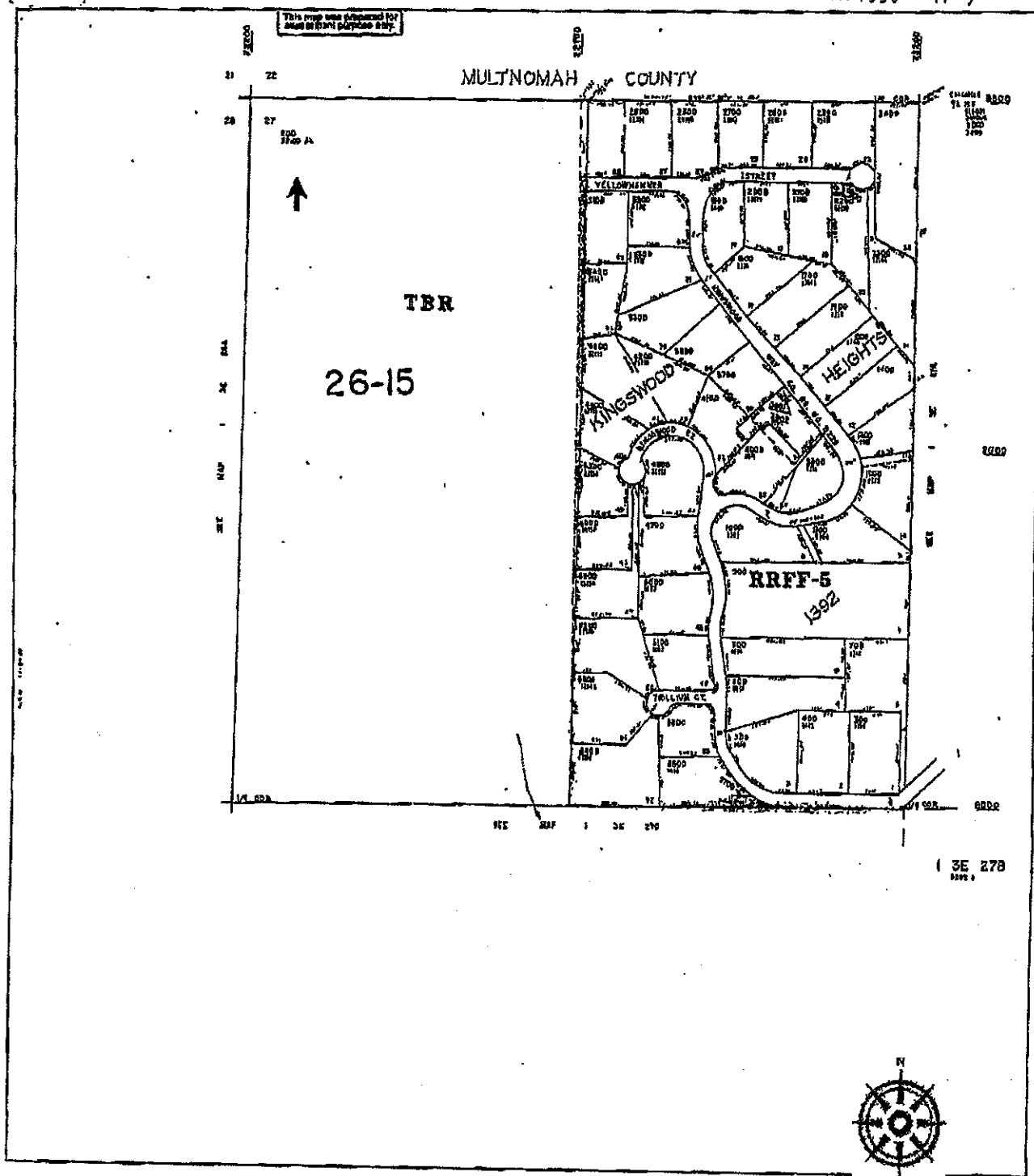
Parcel Number : 00132323

Reference Parcel: 13E27B 00200

PROPERTY CHARACTERISTICS

Bedrooms :	Stories :
Bathrooms :	Garage SF :
Full Baths :	Building Living SF :
Half Baths :	Building Total SF :
Fireplace :	Lot Acres : 80.00
Heat Type :	Lot SF : 3,484,800
Interior Material :	1st Floor SF :
Exterior Finish :	Above Ground SF :
Floor Cover :	Upper Finished SF :
Roof Type :	Unfin Upper Story :
Roof Shape :	Upper Total SF :
Foundation :	Finished SF :
School District : 026	Basement Fin SF :
Year Built :	Basement Unfin SF :
	Basement Total SF :

- Exhibit F p. 7 of 10



Map No. 13E27B 00200

**TRANSACTION TITLE AGENCY OF OREGON**

12360 East Burnside
Phone (503) 256-1163

Portland, OR 97233
Fax (503) 254-6992

This plat map is for your aid in locating your parcel with reference to streets and other properties.
While this plat map is believed to be correct, the company assumes no liability for any loss occurring by reason of reliance thereon.

- Exhibit F P. 8 of 10

Grantor's Name and Address:
Joan E. Bleeg, P.R., Estate
of Eleanor F. Sharkey, Dcd.
2747 NE 30th
Portland, OR 97212

Clackamas County Official Records
Sherry Hall, County Clerk

2006-010597



\$31.00

00838256200800105970020027

02/06/2006 10:08:02 AM

After Recording Return to:

Keller & Keller, P.C.
P.O. Box 14746
Portland, OR 97293-0746

D.D. Chief SIn=1 ELIZABETH
\$10.00 \$11.00 \$10.00

Send Tax Statements to:

Virginia L. Bleeg
2204 NE 26th Avenue
Portland, OR 97212

The true consideration for
this conveyance is none, this
deed being in distribution of
the estate pursuant to ORS
116.223.

DEED OF PERSONAL REPRESENTATIVE

(in distribution, pursuant to ORS 116.223)

Joan E. Bleeg, Personal Representative of the Estate of Eleanor F. Sharkey, deceased, conveys to Mary Barbara Tumanjan, Katherine J. Mathes, Celia L. Masyczek, Katherine J. Mathes, Personal Representative of the Estate of John H. Welch, deceased, Margaret A. Smull, Joan E. Bleeg, Ann L. Welch, Susan J. Bleeg, Charles R. Bleeg, Paul S. Bleeg and Sarah E. Morris, Grantees, an undivided one-third of that real property situated in Clackamas County, Oregon, described as follows:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 LYING EAST OF THE W. T. SHARKEY ROAD, NO. 924, aka REGNER ROAD, ALL IN T 1 S, R 3 E, W.M., CLACKAMAS COUNTY, OREGON, CONTAINING 117.6 ACRES, MORE OR LESS

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY ANY APPROVED USES.

The Estate of Eleanor F. Sharkey is now in probate in Multnomah County, Oregon, Probate No. 0402-90316. The Final Account of Joan E. Bleeg, Personal Representative of the Estate of

- Exhibit F P. 9 of 10

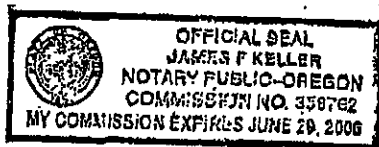
Eleanor F. Sharkey, has been approved and the real property described above has been ordered distributed to the eleven Grantees named. Eleanor F. Sharkey owned an undivided one-third of the entire parcel described above. Therefore, each of the grantees is the owner of an undivided one-thirty third of the entire parcel. John H. Welch, one of the devisees of the Estate of Eleanor F. Sharkey, died on May 10, 2005. His estate is in probate in Multnomah County, Oregon, No. 0505-90785.

IN WITNESS WHEREOF, the Personal Representative has set her hand and seal this 30TH day of January, 2006.

Joan E. Bleeg
 Joan E. Bleeg, Personal Representative of the Estate of Eleanor F. Sharkey, deceased

STATE OF OREGON)
) ss.
 County of Multnomah)

Personally appeared this 30TH day of January, 2006, the above named Joan E. Bleeg, Personal Representative of the Estate of Eleanor F. Sharkey, deceased, and acknowledged the foregoing instrument to be her voluntary act and deed as such Personal Representative.



James F. Keller
 Notary Public for Oregon

2

- Exhibit F P. 10 of 10

Lamb Hanson Lamb Appraisal Associates, Inc.

Professional Appraisers and Consultants

COMPLETE SUMMARY APPRAISAL

Of Approximately 117.60 Acres of Land
8838 SE 222nd Drive
Gresham, Oregon 97080
In Clackamas County

Together with
An evaluation of the Partial Interest Analysis
For the Estate of Eleanor Frances Sharkey

FURNISHED AT THE REQUEST OF

Mr. William M. Keller
Keller & Keller, PC, Attorneys at Law
1025 SE Morrison
Portland, Oregon 97214

AS OF

February 22, 2004

JOB NO. S004-104B

PREPARED BY

C. Edward Boyle, CCIM
Appraiser and Consultant

Holly Watkins, Apprentice Appraiser

Valerie Dreas
Appraiser and Consultant

Michael B. Lamb, MAI, SRA
Supervising Appraiser

Highest + Best Use p. 35

pp 31 & 35

Virginia Bleeg Claim - Exhibit & p. 1 of 2

CONCLUSION OF HIGHEST AND BEST USE, AS VACANT:

There is an old rule-of-thumb in the development community, which states "1/3rd for the land - 1/3rd for the development - 1/3rd for the developer". While it seems simplistic, it bears out with analysis, and became a rule of thumb because it works. The long version is that a developer can pay 1/3rd of the anticipated value of finished lots for the raw land. The actual costs of development will be approximately 1/3rd of the value of the finished lots. The developer has 1/3rd of the finished value for his profit, overhead, marketing costs, closing costs, and a litany of other costs. When development costs are expected to be greater than 1/3rd, the developer attempts to buy the land somewhat cheaper. Rarely does the land component amount to less than 25%, however.

While it was not a specific part of this assignment, we looked at the market for building lots in the subject property's market area. We concluded that if the subject were developed today, lots could sell in the range of \$100,000 per lot in bulk sales, more or less. This would indicate that the land in the raw state, at current prices, would have a value in the range of \$25,000 per raw lot, assuming a minimal price. Assuming a minimal yield of 470 lots, this would then indicate a minimum value for the subject property of \$11,750,000, and it could range upward from there.

The problem is that the subject property is not ready for development until the political issues (Comprehensive Plan revision, solution or identification of solution for the infrastructure problems, etc.) have been resolved. It is our opinion, after having talked with the Clackamas County agencies that are associated with this process, that this is 10-years into the future, at minimum. After that the development entitlement process will likely require at least another two years to develop a complete application and get through the staff reviews and public hearings. We are therefore looking at a probable minimum of 12-years before it is practical to begin development on this site, and 15 to 20 years from now as being the most likely timing for development to commence.

Under the following section, Highest and Best Use as Improved, we will speak to the current use, which is primarily timber production. Without going into detail in this section, we would state that this is not the highest and best use of the property. It is important that this be acknowledged, as a part of the timber analysis for the site speaks to plantings of different species as methods to increase the yield of the site. None of these allow for a production of income that is on the scale of that provided by development.

Given the opinions and conclusions expressed in the above paragraphs, it is our opinion that the Highest and Best Use of the subject land is to hold for subdivision into single-family building sites (or alternatively a mixed use of single-family and multi-family sites).

Virginia Bleeg Claim - Exhibit G p. 2 of 2

Section 9 AUTHORITY TO ENTER PROPERTY

This section of the form authorizes the Department, the Regulating Entity and their officers, employees, agents, and contractors to enter the Property as necessary to verify information, appraise the property, or conduct other business related to this claim. Each person that can restrict access to the property must sign in the appropriate box in this section.

I/We Affix Our Signature(s) to this Form Granting Access to the Subject Property in ANY Manner or Form Deemed Appropriate by State Agency or Agencies for the Review of the Property in Furtherance of the Processing or Handling of this Claim:

SIGNATURES OF ALL OWNERS WITH AUTHORITY TO RESTRICT ACCESS

Printed Name: Virginia Bleeg	Signature: <i>Virginia Bleeg</i>
Interest in Property: Partial owner and claimant	
Printed Name: Margaret B. Smull	Signature:
Interest in Property: Partial owner	
Printed Name: Joan E. Bleeg	Signature: <i>Joan E. Bleeg</i>
Interest in Property: Partial owner	
Printed Name: Ann B. Welch	Signature:
Interest in Property: Partial owner	
Printed Name: Susan J. Bleeg	Signature:
Interest in Property: Partial owner	
Printed Name: Charles R. Bleeg	Signature: <i>Charles R. Bleeg</i>
Interest in Property: Partial owner	
Printed Name: Paul S. Bleeg	Signature:
Interest in Property: Partial owner	
Printed Name: Sarah B. Morris	Signature: <i>Sarah B. Morris</i>
Interest in Property: Partial owner	
Printed Name: Katherine Mathes	Signature:
Interest in Property: Partial owner and personal representative of estate of John H. Welch, partial owner	
Printed Name: Barbara Tumanjan	Signature:
Interest in Property: Partial owner	
Printed Name: Celia Masyczek	Signature:
Interest in Property: Partial owner	
Printed Name: John L. Welch	Signature:
Interest in Property: Trustee of M.M. Welch Residual Trust, partial owner	

V. Bleeg Claim - Exhibit H P. 1 of 9

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Interest in Property: Partial owner and claimant	
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Interest in Property: Partial owner	
Printed Name: Joan E. Bleeg	Signature:
Interest in Property: Partial owner	
Printed Name: Ann B. Welch	Signature:
Interest in Property: Partial owner	
Printed Name: Susan J. Bleeg	Signature:
Interest in Property: Partial owner	
Printed Name: Charles R. Bleeg	Signature:
Interest in Property: Partial owner	
Printed Name: Paul S. Bleeg	Signature:
Interest in Property: Partial owner	
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Interest in Property: Partial owner	
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Interest in Property: Partial owner	
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<i>Interest in Property: Partial owner</i>	
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<i>Interest in Property: Partial owner</i>	
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Printed Name: Celia Masyczek	Signature:
<i>Interest in Property: Partial owner</i>	
Printed Name: John L. Welch	Signature:
<i>Interest in Property: Trustee of M.M. Welch Residual Trust, partial owner</i>	

- Exhibit H p. 3 of 9

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- Exhibit H p. 4 of 9

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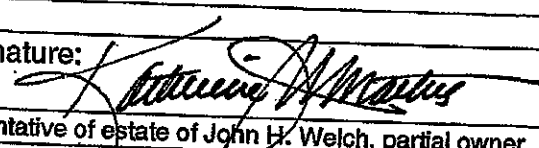
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Interest in Property: Partial owner	
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Interest in Property: Trustee of M.M. Welch Residual Trust, partial owner	

- Exhibit H p. 5 of 9

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- Exhibit H p. 6 of 9

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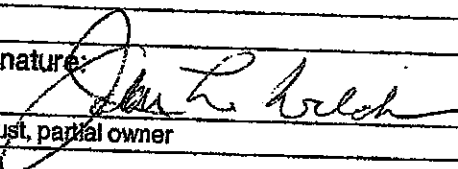
- Exhibit H p. 8 of 9

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Printed Name: John L. Welch	Signature: 
<i>Interest in Property: Trustee of M.M. Welch Residual Trust, partial owner</i>	

- Exhibit H p. 9 of 9

STATE OF OREGON — HEALTH DIVISION
Vital Statistics Section

CERTIFICATE OF DEATH

Local File Number		State File Number	
DECEASED—NAME First Middle Last		DATE OF DEATH (month, day, year)	
1. RALPH L. SHARKEY M.D.		2. July 3, 1975	
RACE White, Negro, American Indian, etc. (specify)		SEX	
3. white		4. male	
AGE—Last birthday (years)		Under 1 year Under 1 day	
5a. 84		5b. mos. 5c. days 5d. hours 5e. min.	
COUNTY OF DEATH		CITY, TOWN, OR LOCATION OF DEATH	
7a. Multnomah		7b. Portland	
HOSPITAL OR OTHER INSTITUTION—NAME (if not in city, give street and number)		7d. 2725 N. E. 20 Ave.	
STATE OF BIRTH (if not in U.S.A., name country)		CITIZEN OF WHAT COUNTRY	
8. Oregon		9. USA	
SOCIAL SECURITY NUMBER		MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (specify)	
12. 542-52-7155		10. WIDOWED	
RESIDENCE—STATE		KIND OF BUSINESS OR INDUSTRY	
14a. Oregon		13b. Medical	
COUNTY		STREET AND NUMBER OR R.F.D.	
14b. Multnomah		14c. 2725 N. E. 20 Ave.	
CITY, TOWN, OR LOCATION		14d. yes	
14c. Portland		14e. 2725 N. E. 20 Ave.	
FATHER—NAME first middle last		MOTHER—Maiden Name first middle last	
15. Edward J. Sharkey		16. Frances V. Davis	
INFORMANT—NAME and relationship to deceased		17. Eleanor Sharkey -Daughter	
PART I. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), and (c))		approximate interval between onset and death	
18. immediate cause		2mo.	
(a) Chronic congestive heart failure		7 years	
Conditions, if any, which gave rise to immediate cause (a), stating the underlying cause last		(b) Arteriosclerotic heart disease	
(c)			
PART II. OTHER SIGNIFICANT CONDITIONS: conditions contributing to death but not related to cause given in Part I (a)		AUTOPSY (yes or no)	
		19a. NO	
		IF YES were findings considered in determining cause of death	
19b.			
ACCIDENT (specify yes or no)		DATE OF INJURY (month, day, year)	
20a.		20b.	
HOUR		HOW INJURY OCCURRED (enter nature of injury in part I or part II, item 18)	
20c. M.		20d.	
INJURY AT WORK (specify yes or no)		PLACE OF INJURY at home, farm, street, factory, office bldg., etc. (specify)	
20e.		20f.	
LOCATION (street or R.F.D. No., city or town, county, state)		20g.	
CERTIFICATION—PHYSICIAN: I attended the deceased from		And Last Saw Him/Her Alive on: month day year	
21. May 24 75		July 3 75	
PHYSICIAN—SIGNATURE		NAME (type or print)	
22. J. R. Rogers M.D.		22b. A. L. ROGERS M.D.	
MAILING ADDRESS—PHYSICIAN		degree or title	
23. PORTLAND CLINIC PORTLAND ORE 97203		22c. July 9 75	
BURIAL, CREMATION, REMOVAL, MAUS. (specify)		CEMETERY OR CREMATORY—NAME	
24a. Burial		24b. Mt. Calvary Cem.	
LOCATION city or town state		24c. Portland, Ore.	
DATE (mo., day, year)		24d. 7-7-75	
FUNERAL DIRECTOR—SIGNATURE		FUNERAL HOME—NAME AND ADDRESS (street, city or town, state, zip)	
25a. J. B. B. B.		25b. Hennessey, Goetsch and McGee - Portland, Ore.	
REGISTRAR—SIGNATURE		DATE RECEIVED BY LOCAL REGISTRAR	
26a. J. B. B. B.		26b. JUL 1 1 1975	
DATE RECEIVED BY STATE REGISTRAR		27.	
RESERVED FOR REGISTRAR'S USE			
28.			

VS-2 R-69

Virginia Bleeg Claim - Exhibit I

STATE OF OREGON)

COUNTY OF MULTNOMAH)

This is to certify that the foregoing is a reproduction of the original record which was filed with the Multnomah County Division of Public Health.

(Seal)

Date

JUL 1 1 1975

Registrar of Vital Statistics

By

Deputy Registrar of Vital Statistics